



 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

"Northways"
138 WARREN ROAD | DONAGHADEE, BT21 0PQ
OFFERS AROUND £1,800,000

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and to Arrange a Viewing



The Property

Here is a rare and unique opportunity to purchase one of North Down's most desirable and iconic homes. Constructed in the year 2006 this fabulous property is built to the highest of standards throughout leaving little left to do but move your furniture in and enjoy. From both ground and first floor levels stunning views of Donaghadee Sound, Copeland Islands, Irish Sea and beyond can be enjoyed making this one of the coasts most prestigious locations and addresses.

The magnificent accommodation extends to around 8,000 square feet and offers a multitude of layouts to suit the needs of the owners. As viewers enter the property they will instantly notice the owner's attention to detail as well as the quality within this exquisite home. It is safe to say that no expense has been spared. A striking lobby and circular hall with Italian polished marble floor and ceiling speakers allows access to all ground floor reception rooms highlighting the thought that has gone into creating a fabulous environment for the lucky purchaser. Undoubtedly the room of the house is the drawing room with cathedral ceiling, walnut parquet floor and limestone fireplace imported from Italy and ceiling speakers remote controlled on media system. There is also a dining room with Kahrs engineered walnut flooring, ceiling speakers and keypad access to a media system. There is also a family room with Kahrs engineered walnut floor, ceiling speakers and feature gas fire, sun room with Italian marble floor, ceiling speakers and French doors to the rear garden and a superb kitchen with extensive range of inset units which are a stylish mixture of walnut and hand painted. There are also white marble worktops, Millennium Edition four oven Aga, range of integrated appliances, media sound system, ceiling speakers and adjoining pantry with backlit stained glass feature lighting. A utility room with a Quooker tap, excellent storage and Kahrs engineered walnut floor leads to a shower room with a double shower. A concealed entrance from the reception hall leads to a lower level which boasts a large cinema room, with surround sound and 3D projector, which is an ideal space for children at play or unwinding with your feet up. There is also a gym with media keypad and wall speakers as well as a shower room and second utility room.

Moving upstairs you are greeted by a panelled circular gallery with the stairs being overlooked by a lead domed skylight. There are five large double bedrooms including main bedroom with Kahrs engineered walnut floor, ceiling speakers, vaulted ceiling, dressing room with range of walnut robes and drawers, and five piece en suite bathroom with Jacuzzi jet bath and separate shower cubicle with power jets. The guest bedroom to the rear of the home has a double built-in wardrobe, en suite shower room and French doors to a balcony overlooking the rear garden. There is also an office/study mezzanine overlooking the drawing room with Kahrs engineered walnut floor and a keypad for media system as well as a bathroom with six piece suite and limestone floor. There are so many extras with this quality home that there are too many to mention so an additional factsheet is available upon request.

Outside does not disappoint either. There is a good sized front garden in lawns with yellow granite kerb and double grey cobbled border. A tarmac driveway provides ample parking for numerous vehicles and leads to a wash bay with hot and cold water and integral double garage with electric remote insulated door and vitrine terracotta tiles. To the rear is a fully enclosed walled garden with Indian sandstone, ground and wall lighting and brick built barbecue. Steps to the side and centre lead to a further garden in lawns. The rear garden has a southerly aspect making an ideal space for children at play, outdoor entertaining or enjoying the sun.

The property uses a ground source heat pump with underfloor heating throughout, and double glazed sash windows beautifully compliment this striking façade.



- Quite Simply Exceptional Detached Family Home Constructed in 2006 And Extending to Around 8,000 Square Feet
- Arguably One of North Down's Iconic and Sought After Properties
- Stunning Views of Donaghadee Sound, Copeland Islands, Irish Sea and Beyond
- Finished to the Highest of Standards Throughout Leaving Little Left to do but Move Your Furniture in and Enjoy
- Bright, Spacious and Flexible Accommodation Offering a Host of Different Layouts to Suit the Needs of the Home Owners
- Double Teak Doors with Bronze Furniture to Enclosed Entrance Porch
- Enclosed Entrance Porch with Italian Marble Tiled Floor, Sea Views and French Doors with Leaded Insets to Entrance Lobby and Circular Hall
- Entrance Lobby and Circular Hall with Italian Polished Marble Floor, Ceiling Speakers and Media Keypad
- Drawing Room with Feature Cathedral Vaulted Ceiling, Walnut Parquet Floor with Double Oak Inlay, Attractive Limestone Fireplace Imported from Italy, Ceiling Speakers and Remote Controlled Media System
- Dining Room with Kahrs Engineered Walnut Floor, Keypad Access to Media System and Programmable Lighting System
- Family Room with Kahrs Engineered Walnut Floor, Programmable Lighting System, Remote Controlled Media System, Limestone Gas Fire and French Doors to Rear Garden
- Sun Room with Ceiling Speakers, Italian Polished Marble Floor and French Doors to the Rear Garden
- Fabulous Fitted Kitchen with Range of Hand Painted and Walnut Units, White Marble Worktops, Millennium Edition Four Aga Oven, Range of Integrated Appliances, Waste Disposal Unit, Adjoining Pantry Area with Backlit Stained Glass Feature Lighting, Sub Zero Fridge Freezer with Filter Water and Ice Dispenser
- Utility Room with Kahrs Engineered Walnut Flooring, Extensive Fitted Units, Quooker Boiler Tap and Waste Disposal, Leading to Shower Room with Double Shower
- Concealed Entrance from the Hallway Leads to Lower Level
- Large Cinema Room with Second Media Station, Remote Access to Sound System, Full Surround Sound, 3D Projector, Feature Raised Gas Fire with Limestone Surround and Mood Lighting
- Gym with Kahrs Engineered Walnut Floor, Keypad for Media and Wall Speakers
- Shower Room with Limestone Floor
- Second Utility Room
- Five Large Double Bedrooms Including Main Bedroom with Kahrs Engineered Walnut Floor, Remote Media Keypad, Feature Vaulted Ceiling, En Suite Bathroom and Dressing Room
- Mezzanine Office/Study Overlooking the Drawing Room with Kahrs Engineered Walnut Floor, Keypad for Media System
- Guest Bedroom with Large Double Built-in Wardrobe, En Suite Shower Room and French Doors to Balcony Overlooking the Rear Garden
- Bathroom with Six Piece Suite Comprising Free Standing Duravit Bath, Separate Built-in Fully Tiled Shower Cubicle, Built-in Speaker System and Limestone Floor
- Ground Floor Cloakroom with WC and Italian Marble Floor
- Jack and Jill Wash Room on Lower Level Between the Cinema Room and Garage
- Good Sized Front Garden in Lawns
- Tarmac Driveway with Yellow Granite Kerbstones and Double Grey Cobbled Border Provides Parking for Numerous Vehicles and Leads to a Wash Bay with Hot and Cold Water and Integral Double Garage
- Integral Double Garage with Insulated Remote Door, Vitrine Terracotta Tile, Store Rooms and Boiler Room
- Ground Source Heat Pump with Pool Heating Capability
- Under Floor Heating Throughout
- Double Glazed Sliding Sash Windows Throughout
- Megaflo Pressurised System
- Fully Enclosed Walled Garden with Indian Sandstone, Ground Lighting, Wall Lighting, Brick Built Barbecue and Speakers from the Media System
- Teak Double Entrance Gates to Rear with Power Supply / Steps to Side and Centre to Additional Top Lawn
- Rear Garden Has a Southerly Aspect Making an Ideal Space for Children at Play, Outdoor Entertaining or Enjoying the Sun
- Spacious First Floor Circular Landing with the Stairs Overlooked by Lead Dome Skylight
- JCL Programmable Lighting System

Accommodation

Ground Floor

Enclosed Entrance Porch

Spacious Reception Hall

Downstairs WC

Drawing Room
39'1" x 21'1" at widest points

Dining Room
29'2" x 18'11" at widest points

Family Room
20'11" x 19'10" at widest points

Sun Room
21'3" x 18'6" at widest points

Superb Fitted Kitchen with Casual Dining Area and Pantry
31'2" x 16'5"

Pantry
9'10" x 8'3"

Utility Room
14'5" x 10'6" into cupboards at widest points

Shower Room

Internal Stairs to...

Lower Level

Hallway

Second Utility Room
17'11" x 8'1" at widest points

Cinema Room
32'4" x 20'0" at widest points

Jack and Jill Wash Room with Garage

Gym
15'3" x 12'9"

Shower Room

First Floor

Staircase to Spacious Circular Landing
21'0" x 11'4" at widest points

Main Bedroom Suite
28'0" x 20'0" at widest points

En Suite Bathroom

Dressing Room

Guest Bedroom

14'10" x 14'4" at widest points

En Suite Shower Room

Bedroom Three

16'5" x 16'2"

Bedroom Four

15'8" x 19'9" into robes at widest points

Bedroom Five

14'4" x 10'9"

Bathroom

Outside

Integral Garage
19'6" x 19'1" plus storage area

Utilities Room

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk









Directions

Heading into Donaghadee from Groomsport or Bangor along Warren Road, number 138 is on your right.



Viewing

By appointment through agent.

Free Valuation

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		69	69
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

Bangor/Ards Peninsula

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